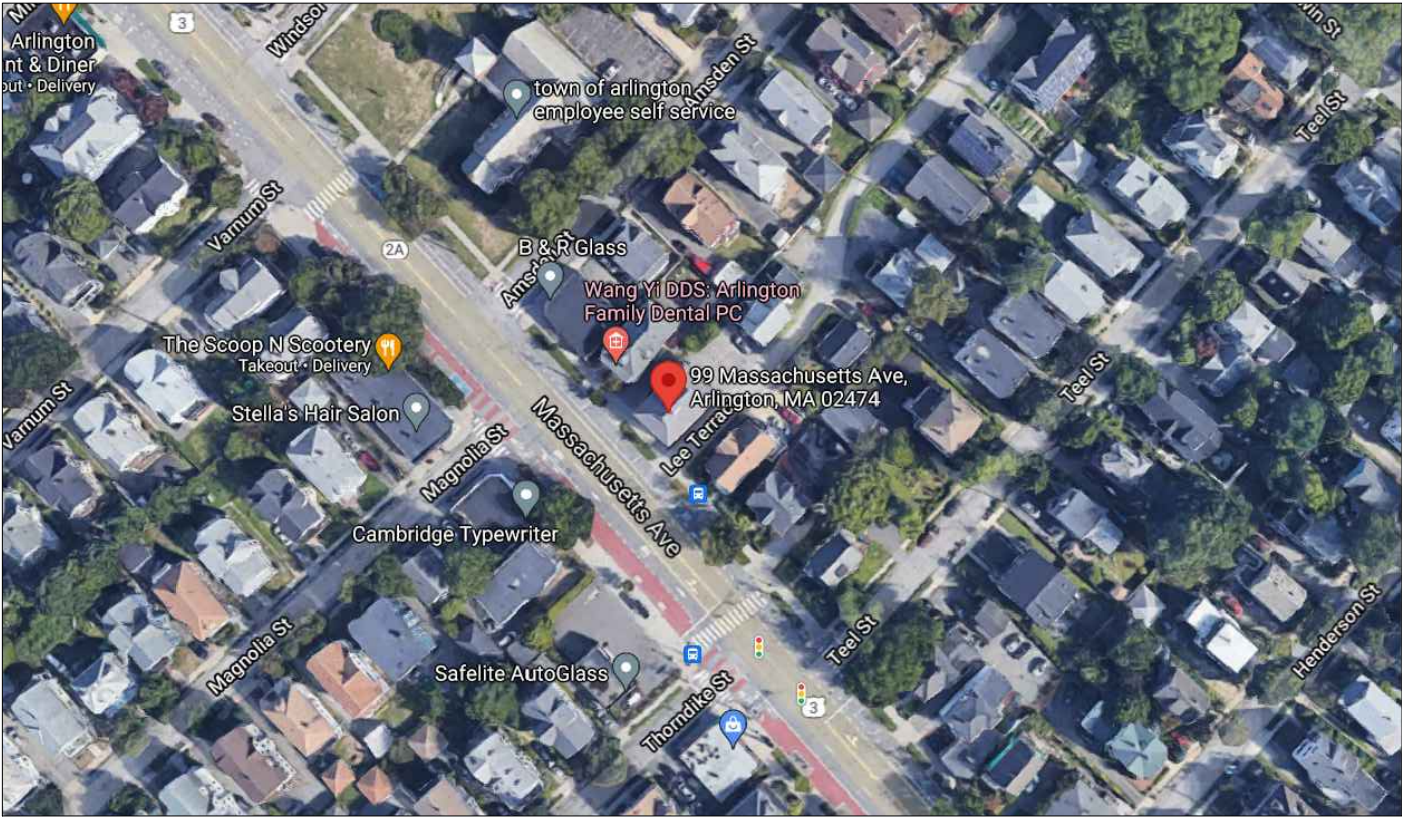




99 MASS AVE FRONT VIEW



99 MASS AVE REAR VIEW



PROJECT LOCATION:  
**99 Mass Ave**  
**Arlington, MA**  
ZONING DISTRICT: BUSINESS B

LIST OF DRAWINGS

	SPECIAL PERMIT	SPECIAL PERMIT REVISED
ISSUED	OCTOBER 31, 2022	MARCH 6, 2023
COVER	○	●
Z0.1 ZONING INFORMATION: SITE DIAGRAM	○	●
Z0.2 SITE DIAGRAM		●
EX1.1 EXISTING CONDITIONS: PLANS	○	●
EX1.1 EXISTING CONDITIONS: PLANS	○	●
EX(A)1.2 EXISTING & PROPOSED PLANS	○	●
EX2.1 EXISTING CONDITIONS: ELEVATIONS	○	●
EX2.2 EXISTING CONDITIONS: ELEVATIONS	○	●
A2.1 ELEVATIONS: EXISTING & PROPOSED	○	●
A2.1a ELEVATIONS: FORMER & CURRENT PROPOSED		●
A2.2 ELEVATIONS: EXISTING & PROPOSED	○	●
A2.3 ELEVATIONS: EXISTING & PROPOSED	○	●
A2.4 ELEVATIONS: EXISTING & PROPOSED	○	●

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CAMBRIDGE, MA 02159  
617.588.2115  
LRDESIGNING.COM

Project Title:

99 Mass Ave  
Arlington, MA

Drawing Title:

General Information

Revisions:

#	Description	date

Project #

21041

Scale:

as noted

Date:

Oct. 31, 2022  
Dec. 2, 2022  
Mar. 6, 2023

Drawing #

COVER



ZONING DATA PER §5.5.2 - TABLES OF DIMENSIONAL AND DENSITY REGULATIONS

	ZONING DISTRICT - B2 (MIXED-USE <= 20,000 SQ. FT.)	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
A	MINIMUM LOT SIZE (S.F.)	----	±3,776	NO CHANGE	CONFORMS
B	MIN. FRONTAGE (FT)	50	40	NO CHANGE	EXISTING NON-CONF.
C	FLOOR AREA RATIO MAX. (FAR)	1.5 (3.0)	1.27	1.59	CONFORMS
D	LOT COVERAGE MAX. (%) 1,600 SF / 3,776 SF = 42	35	42	NO CHANGE	EXISTING NON-CONF.
E	MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	NA	--	--	NA
F	MIN. FRONT YARD (FT) MASS AVE.	----	2.3	NO CHANGE	CONFORMS
G	MIN. FRONT YARD (FT) LEE TERR.	----	5.2	NO CHANGE	CONFORMS
	MIN. SIDE YARD - LEFT	----	2.8	NO CHANGE	CONFORMS
H	MIN. REAR YARD (FT)	10+(L/10) = 15	36.9	NO CHANGE	CONFORMS
I	MAX. HEIGHT (STORIES / FT)	4 / 50	3 / 38.25	4 / 37.75	CONFORMS
J	OPEN SPACE: MIN. LANDSCAPED AREA (%)	10	5	3.6	EXISTING NON-CONF.
K	OPEN SPACE: MIN. USABLE AREA (%)	20	NONE	0	
§6.1.4	MIN. NO. OF PARKING SPACES	5	6	NO CHANGE	CONFORMS

PARKING CALCULATION:

EXISTING SPACES PROVIDED:	6	
PARKING REQUIRED:		
BUSINESS USE: 1/500 GSF	4,800 SF	
Mixed-Use development parking exemption per Section 6.1.10.C	-3,000 SF	
TOTAL	1,800 SF	= 4
NEW RESIDENTIAL USE: 1 DU/1.5		= 1.5
TOTAL SPACES REQUIRED		= 6

BICYCLE PARKING CALCULATION:

EXISTING SPACES PROVIDED:	0	
PARKING REQUIRED:		
LONG-TERM:		
OFFICE/BUSINESS USE: 0.3/1,000 GSF		= 1.5
NEW RESIDENTIAL USE: 1.5/1 DU		= 1.5
TOTAL SPACES REQUIRED		= 3
SHORT-TERM:		
OFFICE/BUSINESS USE: 0.5/1,000 GSF		= 2.5
NEW RESIDENTIAL USE: 0.1/1 DU		= 0.1
TOTAL SPACES REQUIRED		= 3

PROJECT DESCRIPTION:

99 MASS AVE., ARLINGTON, MA IS CURRENTLY A PROFESSIONAL OFFICE BUILDING; PRIMARILY BUSINESS USE "B". IT CONTAINS APPROXIMATELY 4,800 GROSS SQUARE FEET ON THREE LEVELS, WITH TWO LEVELS ABOVE THE GRADE PLANE AND ONE LEVEL ONE-HALF STORY BELOW. THE BUILDING IS NOT CURRENTLY SPRINKLERED.

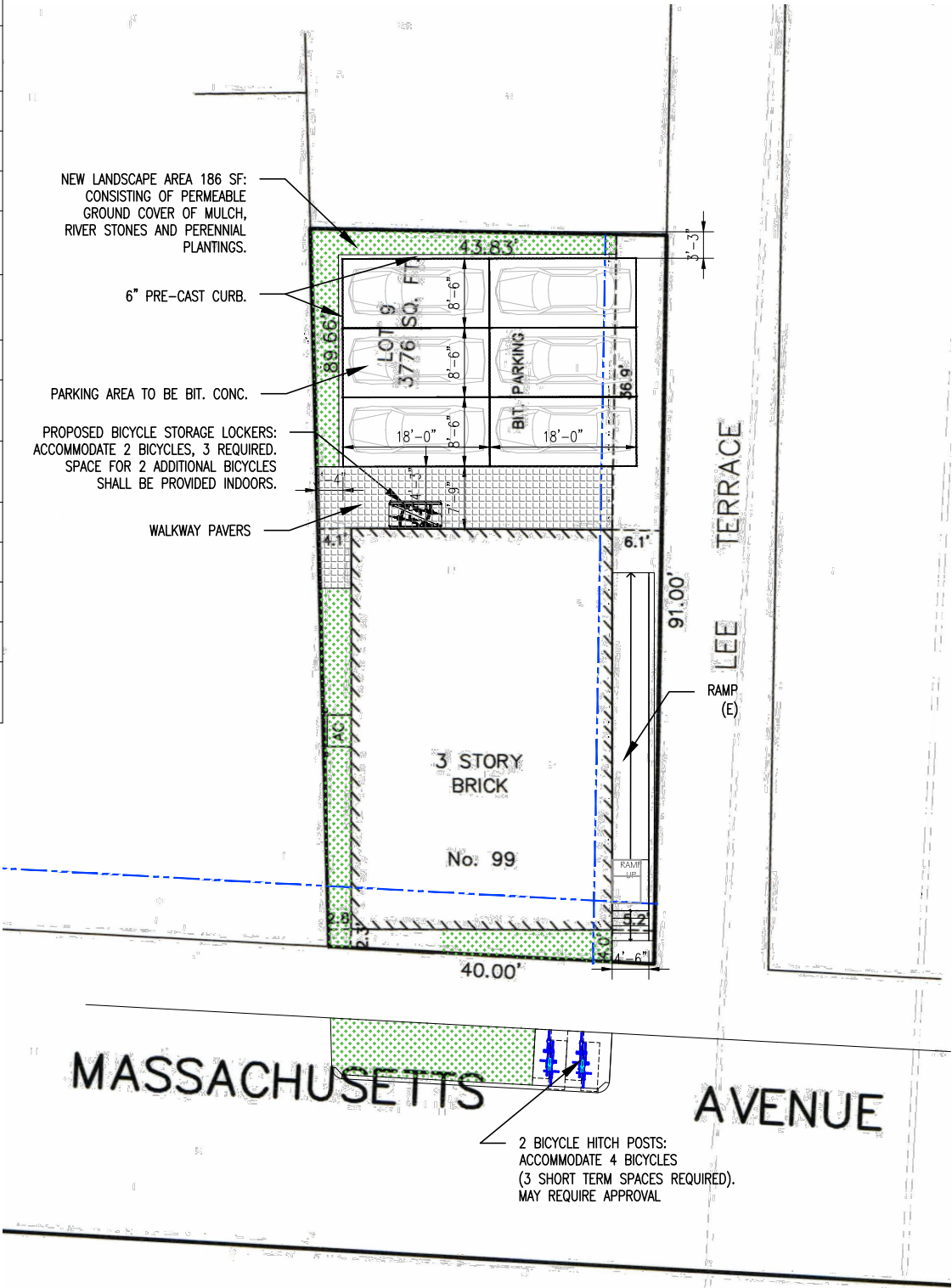
WORK INCLUDES CONSTRUCTION OF A DWELLING UNIT IN THE CURRENT ATTIC LEVEL. THIS WORK SHALL INCLUDE EXTENDING THE STAIRS TO THE THIRD FLOOR, NEW PARTITIONS, NEW BATHROOM AND EXTENDING SYSTEMS TO THE THIRD LEVEL. WORK WILL INCLUDE BUILDING A FOURTH LEVEL AND BALCONY.

PROJECT ASSUMPTIONS:

- Zoning:  
Mixed-Use <= 20,000SF:
- Increased FAR
  - -3,000SF Parking Calculation Deduction
  - Requires Special Permit
  - 4 Stories
  - 4th Story Step-back
  - Existing Parking

Life Safety:

- Recommend Automatic Sprinkler System:
- Increased Travel Distance
  - Allows Uses above Grade Plane



ZONING SITE DIAGRAM  
1" = 20'

SITE DIAGRAM BASED ON SURVEY BY:  
AGH ENGINEERING , STOUGHTON, MA  
FEB. 3 2016

Project Title:  
**99 Mass Ave  
Arlington, MA**

Drawing Title:  
**Zoning Information**

Revisions:  
# Description date


Project #  
21041

Scale:  
as noted

Date:  
Oct. 31, 2022  
Dec. 2, 2022  
Mar. 6, 2023

Drawing #  
**Z0.1**





A

B

C

D



VIEW OF SOUTHWEST CORNER



VIEW OF NORTHEAST CORNER



VIEW ACROSS LEE TERRACE



VIEWS LOOKING DOWN MASS AVE



VIEWS OF SOUTH SIDE OF MASS AVE



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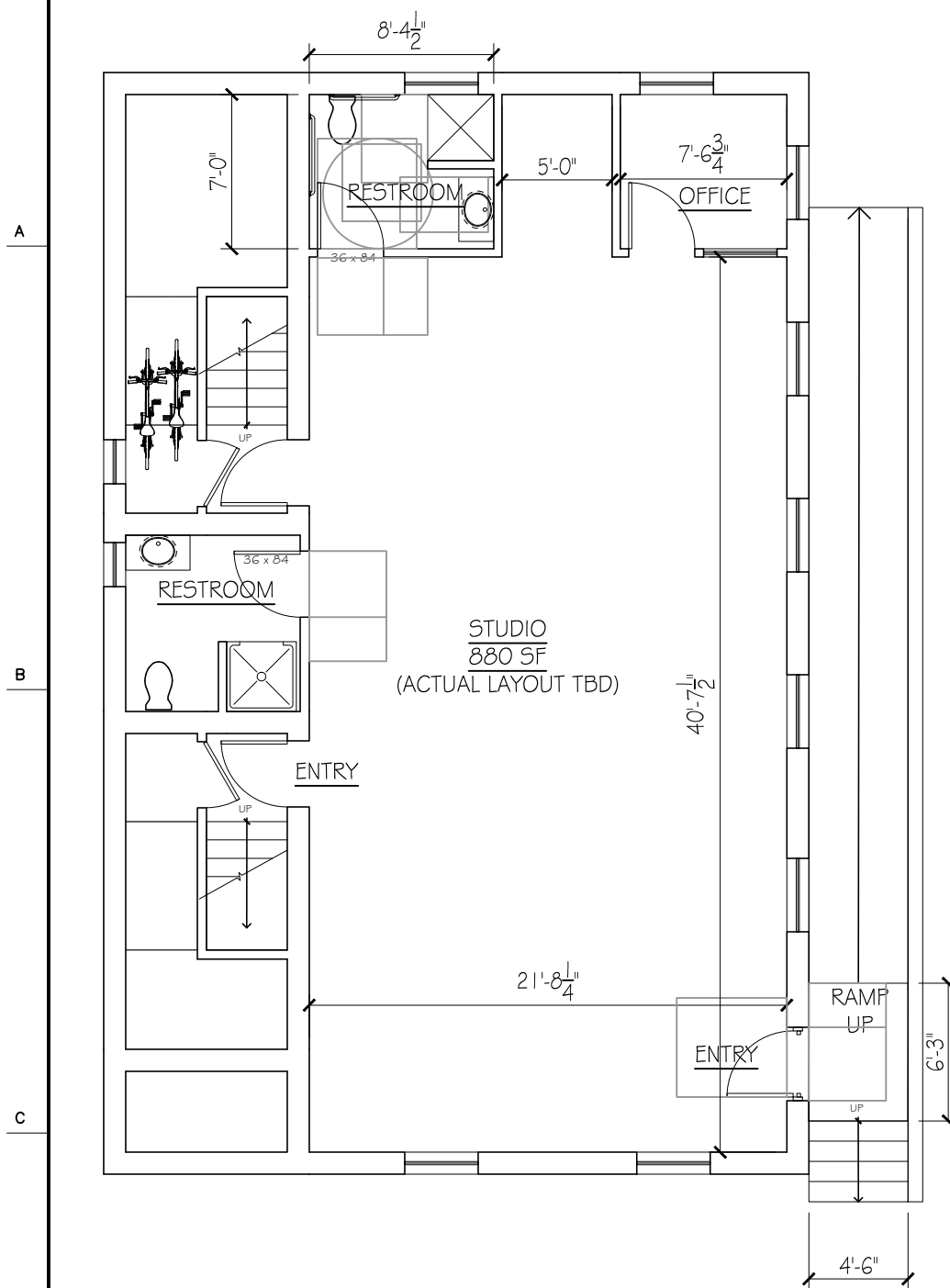
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Arlington, MA

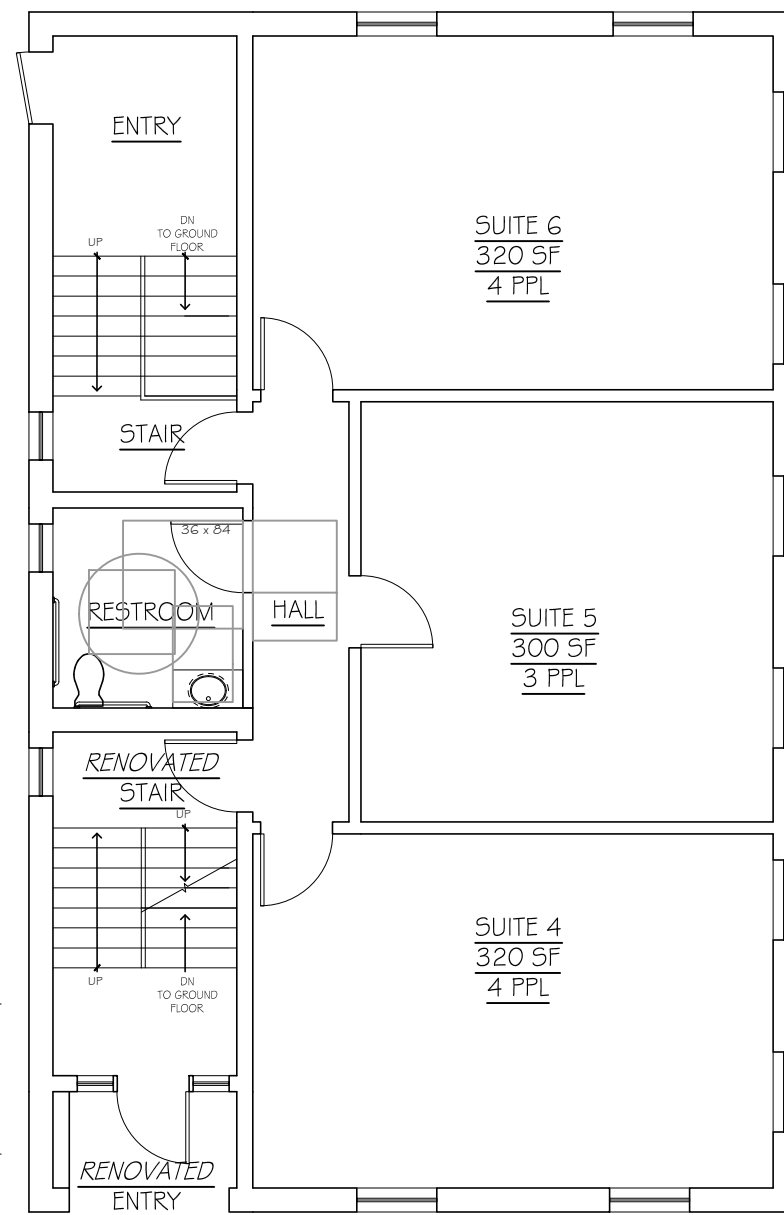
Drawing Title:  
Photos

Revisions:		
#	Description	date
Project # 21041		
Scale: as noted		
Date: Oct. 31, 2022 Dec. 2, 2022 Mar. 6, 2023		
Drawing # P1.1		

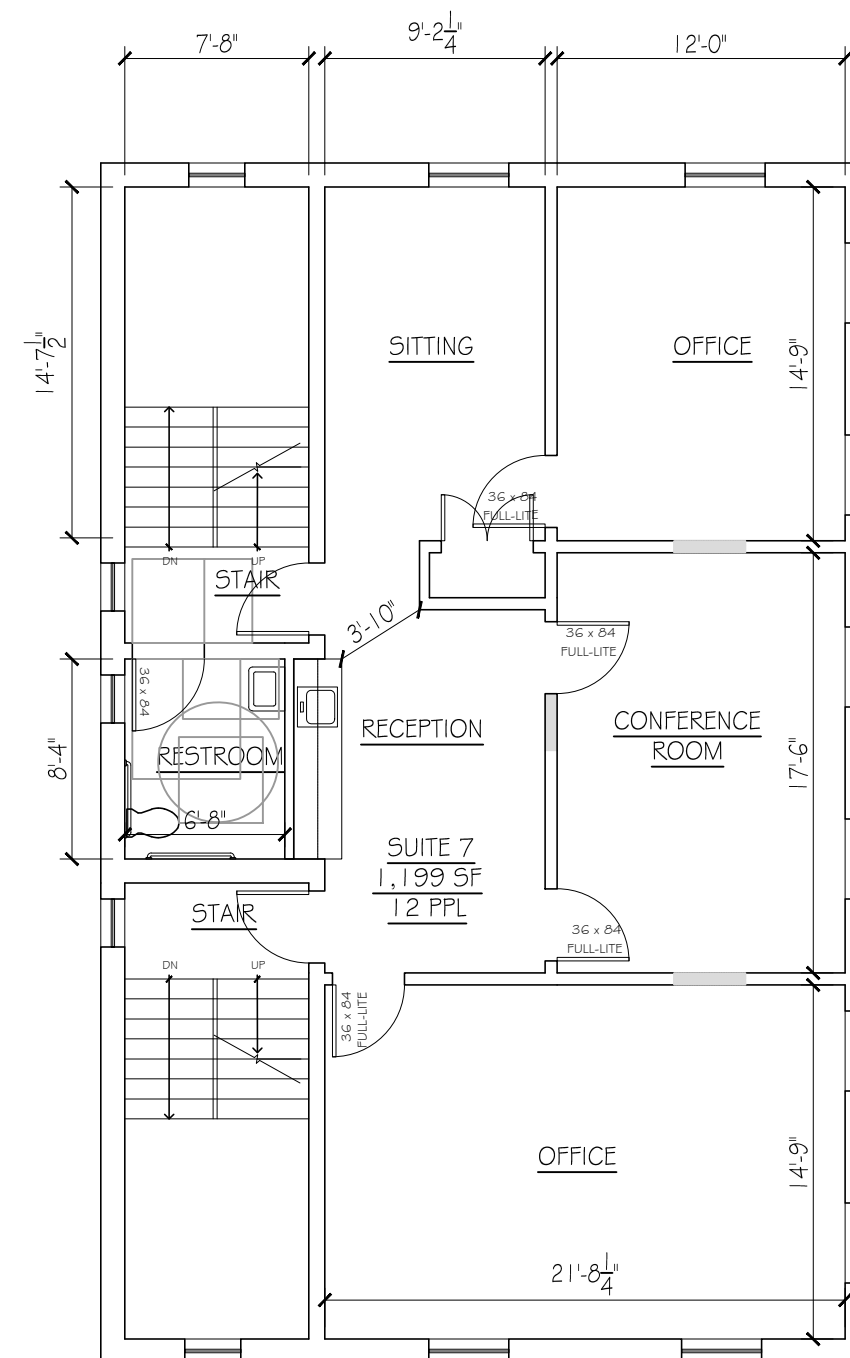




GROUND FLOOR PLAN - 1,600 GSF  
1/8" = 1'-0"



FIRST FLOOR PLAN - 1,600 GSF  
1/8" = 1'-0"



SECOND FLOOR PLAN - 1,600 GSF  
1/8" = 1'-0"

Project Title: 99 Mass Ave  
Arlington, MA

Drawing Title: \_\_\_\_\_

EXISTING CONDITIONS:  
PLANS

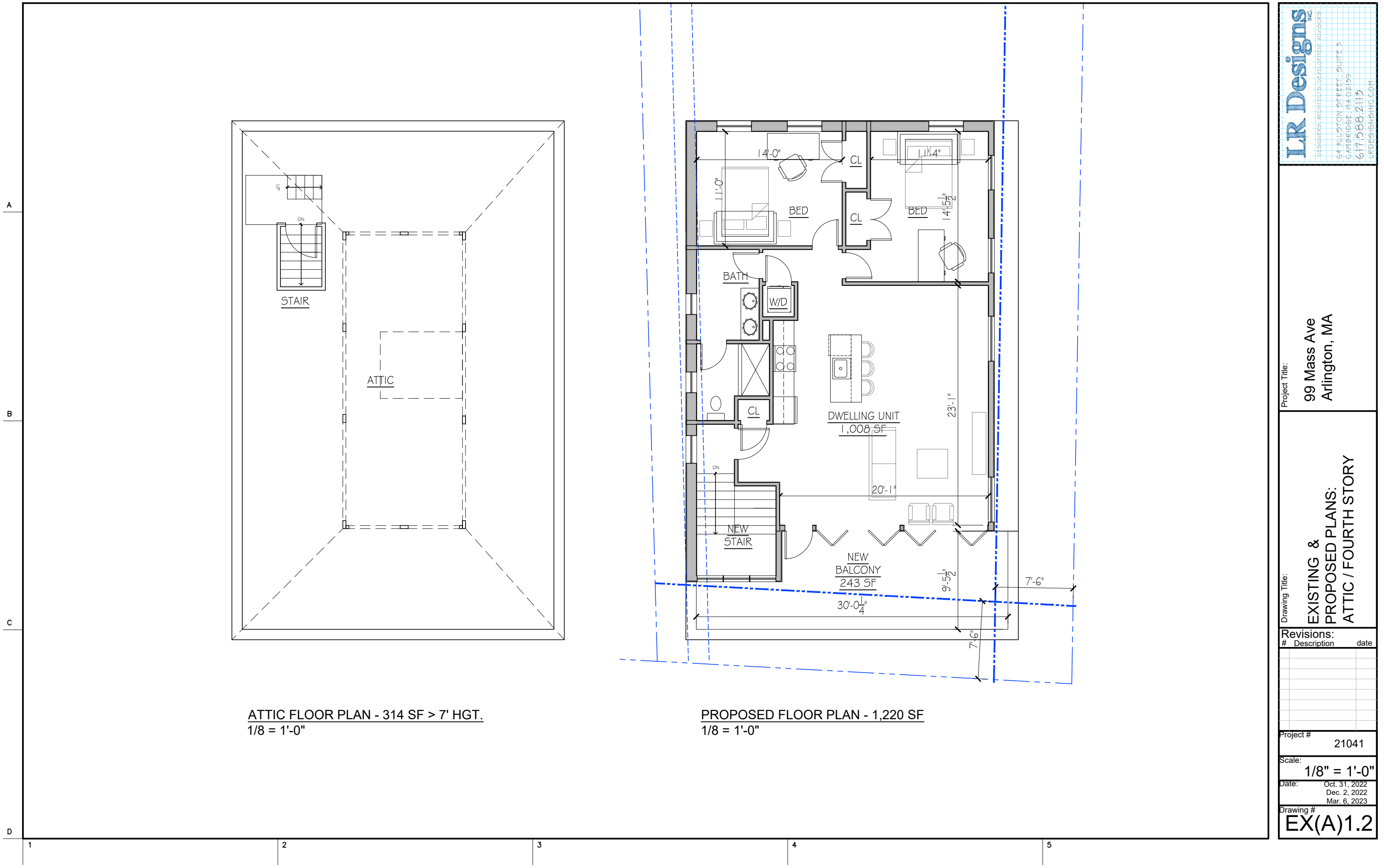
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Project #	21041
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Scale:  $1/8" = 1'-0"$

Date:	Oct. 31, 2022
	Dec. 2, 2022
	Mar. 6, 2023


Drawing # **EX1.1**





FRONT ELEVATION  
1/8" = 1'-0"

RIGHT SIDE ELEVATION  
1/8" = 1'-0"



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99 Mass Ave  
Arlington, MA

Drawing Title:

EXISTING CONDITIONS:  
EXTERIOR ELEVATIONS

Revisions:

#	Description	date

Project #

21041

Scale:

1/8" = 1'-0"

Date:

Oct. 31, 2022  
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Mar. 6, 2023

Drawing #

EX2.1



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Project Title:

99 Mass Ave  
Arlington, MA

Drawing Title:

EXISTING CONDITIONS:  
EXTERIOR ELEVATIONS

Revisions:		
#	Description	date

Project #

21041

Scale:

1/8" = 1'-0"

Date:

Oct. 31, 2022  
Dec. 2, 2022  
Mar. 6, 2023

Drawing #

EX2.2

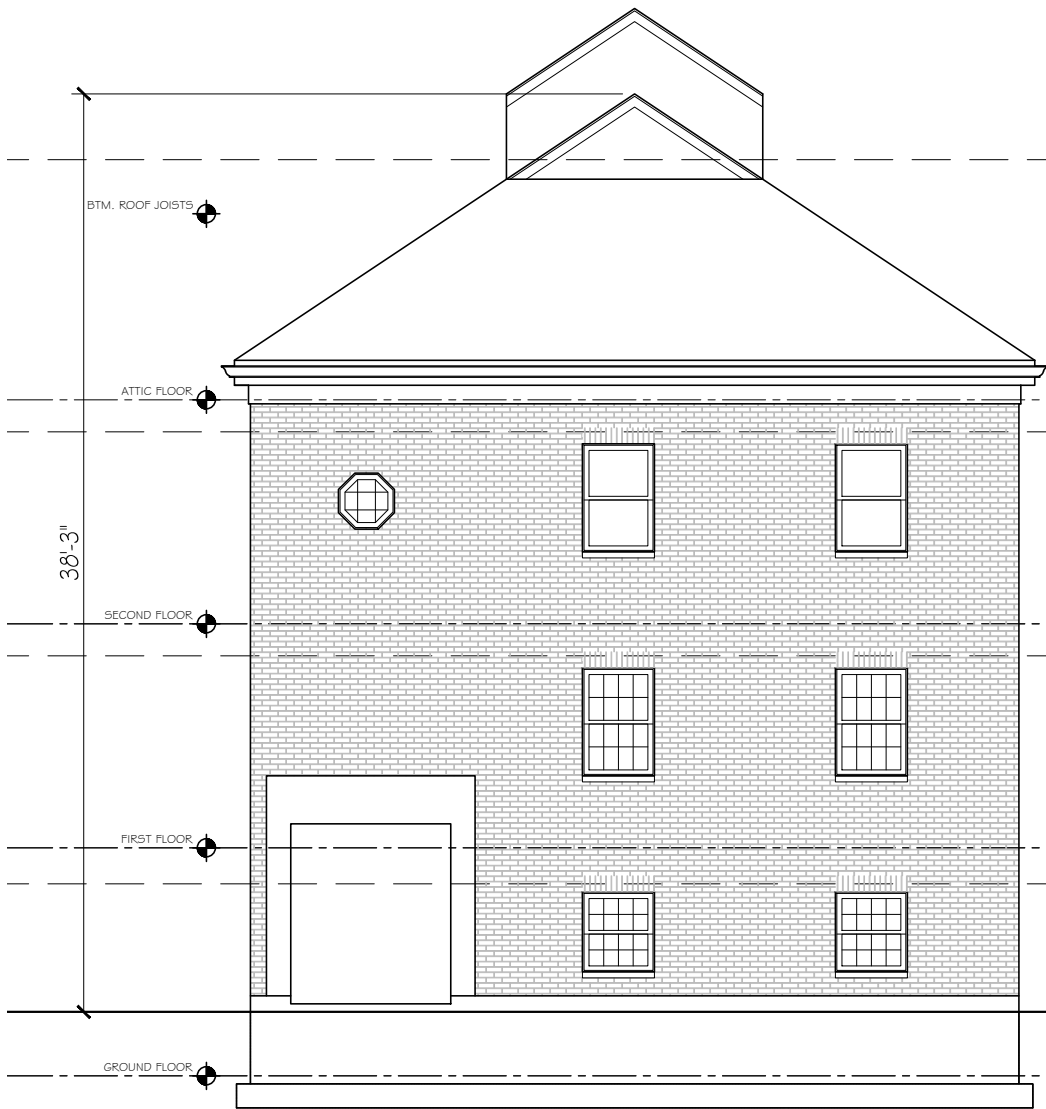


A

B

C

D



EXISTING ELEVATION- FRONT  
1/8" = 1'-0"



PROPOSED ELEVATION - FRONT  
1/8" = 1'-0"

Project Title:  
99 Mass Ave  
Arlington, MA

Drawing Title:  
ELEVATIONS  
EXISTING & PROPOSED

Revisions:		
#	Description	date

Project # 21041  
Scale: 1/8" = 1'-0"  
Date: Oct. 31, 2022  
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Drawing # A2.1



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Project Title:

99 Mass Ave  
Arlington, MA

Drawing Title:

ELEVATIONS  
FORMER & CURRENT  
PROPOSED

Revisions:

#	Description	date

Project #

21041

Scale:

1/8" = 1'-0"

Date:

Oct. 31, 2022  
Dec. 2, 2022  
Mar. 6, 2023

Drawing #

A2.1a





Project Title:

99 Mass Ave  
Arlington, MA

Drawing Title:

ELEVATIONS  
EXISTING & PROPOSED

Revisions:		
#	Description	date

Project #

21041

Scale:

1/8" = 1'-0"

Date:

Oct. 31, 2022  
Dec. 2, 2022  
Mar. 6, 2023

Drawing #

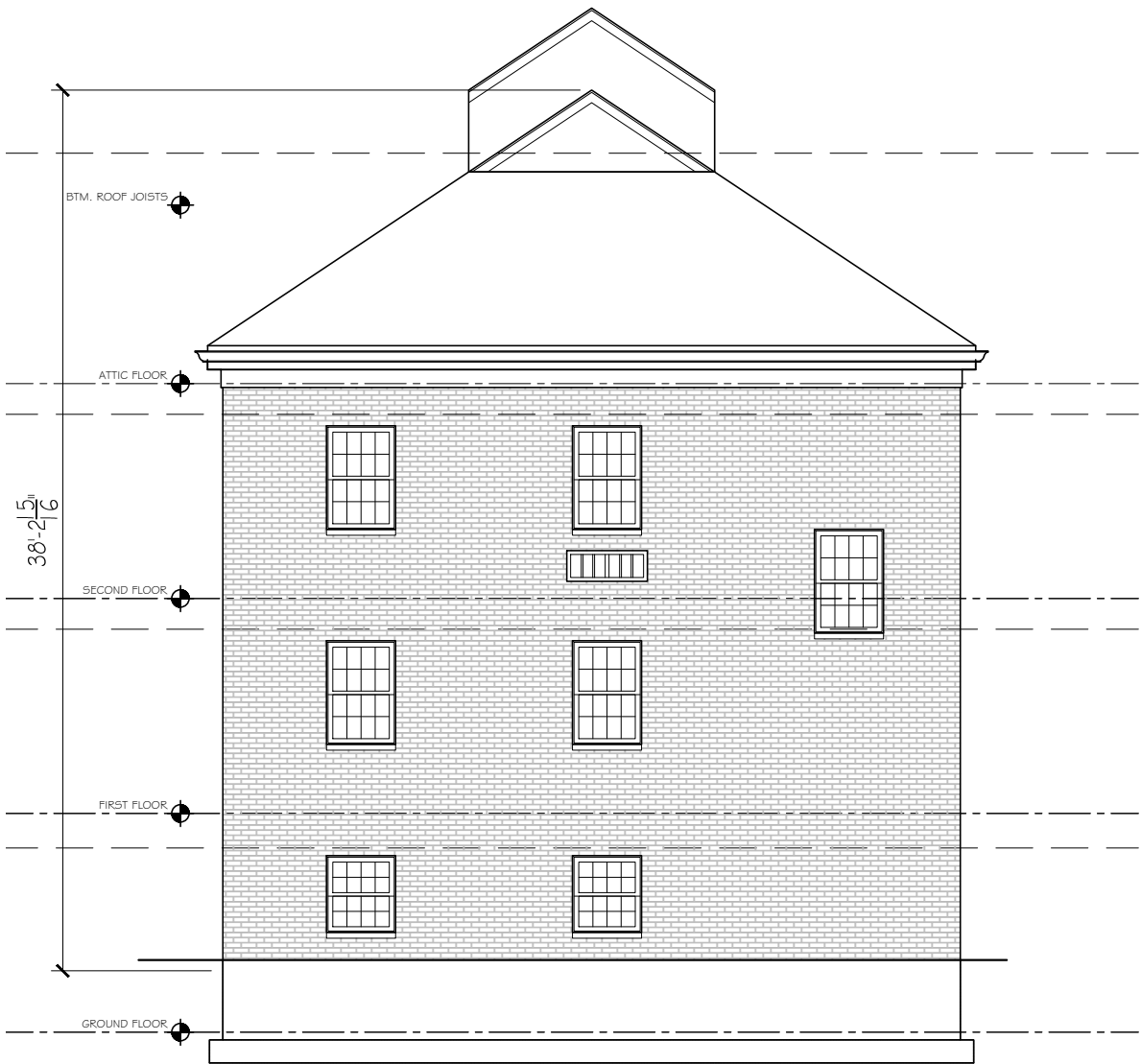
A2.2

A

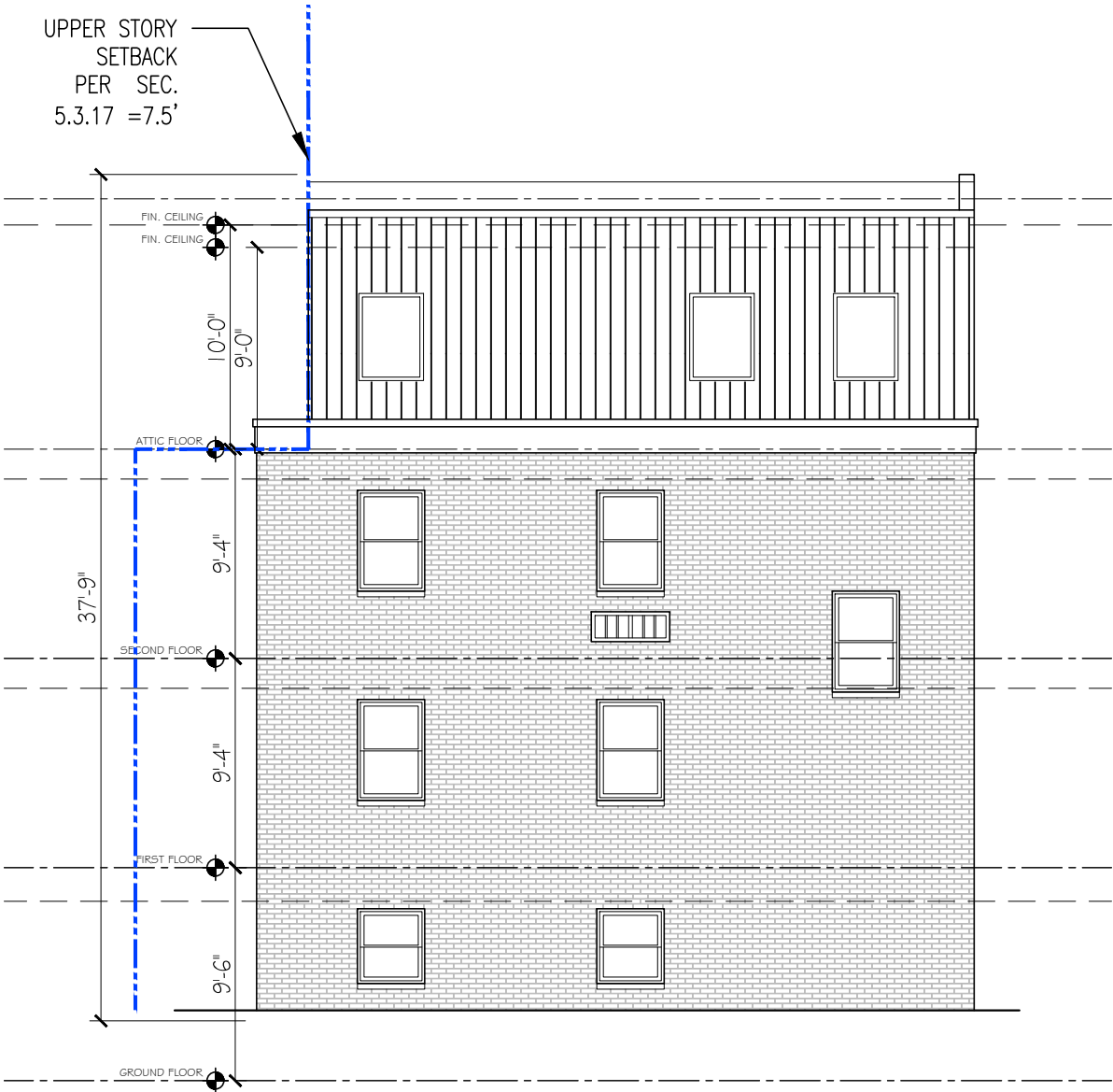
B

C

D



EXISTING ELEVATION- REAR  
1/8" = 1'-0"



PROPOSED ELEVATION- REAR  
1/8" = 1'-0"

Project Title:  
99 Mass Ave  
Arlington, MA

Drawing Title:  
ELEVATIONS  
EXISTING & PROPOSED

Revisions:		
#	Description	date

Project #  
21041

Scale:  
1/8" = 1'-0"

Date:  
Oct. 31, 2022  
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Mar. 6, 2023

Drawing #  
A2.3





EXISTING ELEVATION- LETHAND  
1/8" = 1'-0"

PROPOSED ELEVATION- LETHAND  
1/8" = 1'-0"

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Project Title:

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Drawing Title:

ELEVATIONS  
EXISTING & PROPOSED

Revisions:

#	Description	date

Project #

21041

Scale:

1/8" = 1'-0"

Date:

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Mar. 6, 2023

Drawing #

A2.4